

Note: The following case(s) is/are included in this ad.
Click on the process number or applicant's name to go directly to the ad.

Process No.	Applicant Name
<u>01-398</u>	<u>ACROPOLIS REALTY LLC</u>
<u>01-430</u>	<u>FRANK PEREZ-SIAM, ET AL</u>
<u>02-156</u>	<u>STARBUCKS CORP.</u>
<u>03-053</u>	<u>MEDALLION INTERNATIONAL, INC.</u>
<u>03-224</u>	<u>RODNEY ALMEIDA</u>

APPLICANT: ACROPOLIS REALTY LLC

- (1) RU-5A & BU-1 to OPD
- (2) DELETION of a Declaration of Restrictions recorded in Official Record Book 11841 at Pages 1328 through 1329.

The purpose of the request is to remove an agreement from the site which limited the commercial uses and tied the BU-1 site to a plan.

- (3) The applicant is requesting to permit a lot with an area of 2.94 acres. (The underlying zoning district regulation requires 3 acres including right-of-way dedication).
- (4) The applicant is requesting to permit a floor area ratio of 0.94. (The underlying zoning regulation permits 0.86).

Plans are on file and may be examined in the Zoning Department entitled "Agora Professional Building," as prepared by Fullerton-Diaz Architects, Inc., dated revised 9-2-03 and 10-2-03 and consisting of 8 pages. Plans may be modified at public hearing.

SUBJECT PROPERTY: The south $\frac{1}{2}$ of the south $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, less the east 35' thereof and less the west 25' thereof, in Section 4, Township 55 South, Range 40 East. The south 20' of the right-of-way of S.W. 89 Terrace and the east 25' of S.W. 88 Avenue, thereof shall be added to the buildable site.

LOCATION: 8960-70 S.W. 87 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.94 Acres

RU-5A (Semi-professional Offices)
BU-1 (Business – Neighborhood)
OPD (Office Park District)

APPLICANTS: FRANK PEREZ-SIAM, ET AL

- (1) RU-1 to RU-5A
- (2) Applicant is requesting to permit a lot with an area of 6,141 sq. ft. (The underlying zoning district regulation requires 10,000 sq. ft.).
- (3) Applicant is requesting to permit a lot with a 60' of frontage. (The underlying zoning district regulation requires 100').
- (4) Applicant is requesting to waive the requirement of a wall along the rear (south) property line. (The underlying zoning district regulation requires a 5' high decorative masonry wall or wood fence when abutting a residential district).
- (5) Applicant is requesting to permit a setback of 5' from the interior side (east) property line. (The underlying zoning district regulation requires 15').

A plan is on file and may be examined in the Zoning Department entitled "Small Office Building for First Funding," as prepared by Jorge S. Azze, Architect, dated 12/6/01 and consisting of 1 sheet. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 6, Block 1, of GOLFERS HAVEN SUBDIVISION, Plat book 45, Page 21.

LOCATION: The south side of S.W. 40 Street & approximately 120' west of S.W. 59 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 60' x 102'

RU-1 (Single Family Residential)

RU-5A (Semi-professional offices)

HEARING NO. 03-11-CZ12-3 (02-156)

7-55-40
Council Area 12
Comm. Dist. 8

APPLICANT: STARBUCKS CORP.

UNUSUAL USE to permit outdoor seating for a coffee shop.

Plans are on file and may be examined in the Zoning Department entitled "Starbucks Coffee," as prepared by Gershen Associates, P. A. and dated June 22, 2001 Also on file are plans entitled "Killian Shopping Center," as prepared by Wayne E. Vensel, Architect, dated 10/17/99 and consisting of 1 page; additionally plans entitled "Killian Shopping Center," as prepared by the Kessler Group, dated revised 9/8/88 and consisting of five pages are on file. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 3, Block 1, SOUTHSIDE ONE, Plat book 96, Page 63, less beginning 7' south of the Northeast corner of Lot 3; thence continue S233', west 23', north 17', west 74', north 199.5', S/ly, SE/ly, NE/ly & N/ly ad 11' north 16.5', east 90' to the Point of beginning and less beginning 10' west & 510' south of the Northeast corner of Lot 3; thence east 20', south 101.5', west 170', north 74.5', east 150', north 27' to the Point of beginning.

LOCATION: 10834 S.W. 104 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.42 Acres

PRESENT ZONING: BU-1A (Business – Limited)

HEARING NO. 03-11-CZ12-4 (03-53)

31-54-41
Council Area 12
Comm. Dist. 7

APPLICANT: MEDALLION INTERNATIONAL, INC.

NON-USE VARIANCE OF ZONING AND SUBDIVISION REGULATIONS requiring section line rights-of-way to be 80' in width; to waive same to permit the west half of S.W. 47 Avenue to have a dedication of 25' (40' required).

SUBJECT PROPERTY: The north ½ of Lot 25, all of Lot 26 and south 12.5' of Lot 27 in Block 1 of UNIVERSITY PLACE, Plat book 19, page 45.

LOCATION: 7310 S.W. 47 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 87.51' x 143'

PRESENT ZONING: RU-1 (Single Family Residential)

APPLICANT: RODNEY ALMEIDA

(1) AU to RU-5A

REQUEST #1 ON PARCEL "A"

(2) MODIFICATION of a Declaration of Restrictions recorded in the Official Record Book 20813, Page 657:

FROM: "1. Site Plan. The property shall be developed substantially in accordance with that plan submitted with this declaration entitled 'Sunset Village Professional Building,' as prepared by Puig and Martinez, Architects, stamped received 6-7-02 and consisting of 3 pages."

TO: "1. Site Plan. The property shall be developed substantially in accordance with that plan submitted with this declaration entitled 'Office Building for Gil Development, Inc.,' as prepared by Rey Mar & Associates, Inc., dated 8-8-03 and consisting of 5 pages."

REQUEST #2 ON PARCELS "A" & "B"

The purpose of the request is to modify the previously approved plan to include additional property to the north for an office development.

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: PARCEL "A": The south 90' of the north 550' of the east ½ of Tract 11, less the east 25' of DADE COUNTY DEVELOPMENT COMPANY SUBDIVISION, Plat book 1, Page 84 in the NW ¼ of Section 33, Township 54 South, Range 40 East. AND: PARCEL "B": The east ½ of Tract 11, less the north 550' and less the east 25' of DADE COUNTY DEVELOPMENT COMPANY SUBDIVISION, Plat book 1, Page 84 in Section 33, Township 54 South, Range 40 East.

LOCATION: 7274-84 S.W. 93 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.58 Acre

AU (Agricultural – Residential)
RU-5A (Semi-professional Offices)